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Secretary for  
Environmental  
Protection

# California Regional Water Quality Control Board

## Los Angeles Region

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October 11, 2002

Brian Mossman  
Boeing Realty Corporation  
3855 Lakewood Boulevard  
Building 1A, MCD001-0097  
Long Beach, CA 90846

**NO FURTHER ACTION FOR SOILS ONLY – BOEING REALTY CORPORATION, FORMER C-6 FACILITY, PARCEL C, LOT 7, 19503 NORMANDIE AVENUE, LOS ANGELES (FILE NO. 95-036)**

Dear Mr. Mossman:

The former C-6 facility consists of approximately 170 acres and was used for aluminum production, warehousing, and aircraft parts manufacturing. All operations ceased about 1992 and all the buildings and associated infrastructure have been removed. The former C-6 facility has been subdivided into Parcels A, B, C and D. Boeing Realty Corporation (BRC) previously completed the soil investigation at Parcels A, B and D and has completed shallow soils (0 to 12 feet below ground surface (BGS)) remediation and received closure for shallow soils for Parcels A, B and D. Redevelopment of Parcels A and B have been completed and redevelopment of Parcel D is underway. Boeing has conducted a site-wide groundwater investigation. Groundwater monitoring is continuing and groundwater remediation is underway.

Boeing has submitted a focused report titled "Shallow Soil Closure, Parcel C, Lot 7" (Lot 7 Report), dated March 29, 2002, which provides detailed information specifically for Lot 7 and requests closure. Parcel C is further divided into Lot 7, a 4.52-acre portion that is scheduled for immediate redevelopment as part of a City of Los Angeles Redevelopment project. Lot 7 contained four former buildings (20, 29, 32 and 58), which have been razed, and 10 underground storage tanks (USTs; 1T, 2T, 3T, 4T, 5T, 6T, 7T, 8T, 32T and 88-01), which have also been removed. The Regional Board is the lead agency for this project and the Los Angeles City Fire Department has referred all USTs to the Regional Board for investigation, remediation and closure. All other facility features such as sumps, clarifiers, drains and aboveground and below ground piping have been removed.

The groundwater beneath the facility is contaminated and 26 groundwater-monitoring wells were installed within Parcel C for additional groundwater quality characterization. The groundwater beneath the entire facility is being addressed as part of the over all project. Sources of groundwater contamination are present within Parcel C. Boeing has submitted the "Soil Investigation, Shallow Soil Remediation and Screening Level Risk Assessment" (Report), dated March 13, 2002, presenting the results of the investigation and shallow soils remediation at Parcel C. A copy of this Report has been forwarded to the Office of Environmental Health Hazard Assessment (OEHHA) for review and concurrence.

### California Environmental Protection Agency

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\*\*\*For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>\*\*\*



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BOE-C6-0007698

Mr. Mossman  
Boeing Realty Corporation

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October 11, 2002

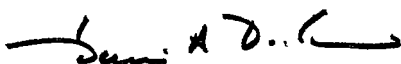
Two hundred and fifty soil samples were collected from 97 soil borings as part of the soil investigation for Lot 7. Approximately 300 cubic yards of soils were excavated from four areas and hauled off-site to TPS Technologies, Inc. Non-hazardous waste manifests were also submitted. The remaining concentrations of contaminants are protective of groundwater quality. Concentrations for volatile organic compounds (VOCs), semi-volatile compounds (SVOCs) and metals with United States Environmental Protection Agency Preliminary Remediation Goals (PRG) values were compared and all concentrations are less than their respective values, except for arsenic. Nearby soil excavation confirmation samples collected within the same area show that the soils containing arsenic concentrations exceeding the PRG value is small, localized and therefore, does not pose a threat to human health or groundwater quality. The redevelopment of the site for commercial/industrial use is protective of human health and groundwater quality.

Therefore, based on the information provided to this agency, and with the provision that the information was accurate and representative of site conditions, we have determined that no further action is necessary for the soils at Lot 7 at this time. However, if contaminated soil is encountered at the site during future site development activities the Regional Board must be notified within 72 hours. Boeing is required to continue groundwater investigation monitoring and/or remediation, as required, for the groundwater contamination associated with the previous activities at the former C-6 facility.

Groundwater monitoring wells within Lot 7 may be required as part of the site-wide groundwater investigation, monitoring and/or remediation, therefore, you are required to maintain all wells, however, you may submit a separate well destruction plan to permanently remove any monitoring wells that are not required as part of the site-wide groundwater program. You are required to request and receive approval from the Executive Officer prior to the removal of any wells.

**Please call Mr. John Geroch at (213) 576-6737 or Dr. Rebecca Chou at (213) 576-6733 if you have any questions.**

Sincerely,



Dennis A. Dickerson  
Executive Officer

cc: Cheryl Ross, Central Basin Municipal Water District  
Ted Johnson, Southern California Water Replenishment District  
Chirs Nagler, Watermaster – California Department of Water Resources  
Jose Reynoso, Los Angeles County Department of Health Services, Water Well  
Permits/Well Abandonment  
Tim Smith, Los Angeles County Department of Public Works, Environmental Programs  
Division, Underground Storage Tanks  
Captain David Soto, Los Angeles City Fire Department, Underground Storage Tank Department  
Scott Zachary, Haley & Aldrich

***California Environmental Protection Agency***

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